Davidson County DEEDWARR
Recvd: 06/29/05 09:36 2 pg
Fees:13.00 Taxes:1217.30

20050629-0074622

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Homes by Larsson, Inc.	Same	Map: 117-1
2204 Sadler Avenue		Parcel: 54
Nashville, TN 37210		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **E. Andrew Pate and wife, Marsha A. Pate, married,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Homes by Larsson, Inc., a Tennessee Corporation,** (The "Grantees"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 60 feet of Lot No. 7 and the northerly 20 feet of Lots No. 8 of Block "J" on the Plan of W.M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to E. Andrew Pate and wife, Marsha A. Pate, by Warranty Deed from Julia Toole Pascoe, a single person, dated September 26, 1990, of record in Book 8204, page 487, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years constitute a lien, but are not yet due and payable.
2. The Plan of record in Book 332, page 85, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, setback lines and easement.

This is improved property commonly known as 714 Cantrell Avenue, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $329,000.00.

Affiant

Subscribed and sworn to before me this 27th day of JUNE, 2005.

JOSEPH V. FERRELLI NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE EXPIRES 6/19/08

Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, it successors and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28 day of June 2005.

By: E. Andrew Pate
E. Andrew Pate

By: Marsha A Pate
Marsha A. Pate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared E. Andrew Pate and wife, Marsha A. Pate, married, with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28TH day of JUNE, 2005.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Joseph V. Ferrelli
Notary Public

My Commission Expires: _____